PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, xorxwe, IRVIN & JEAN KOVENS legal owner of the property sit te in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 255.1 (238.2) to permit a rear yard setback of 0' in lieu of the required 30' and a side yard setback of 20' in lieu of the required 30' and Section 102.2 to permit a distance between buildings of 25' in lieu of the required 60'

"of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) To allow the construction of additional warehouse space for my business which is located on the property. The variance is requested to alleviate the hardship and

practical difficulty I would suffer in order to expand my business operation ifthe variance was not granted.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County-

Dan KovensLegal Owner Address 1930 Greenspring Drive Timonium, Maryland 21093

REPERED By The Zoning Commissioner of Ealtimore County, this 23rd day

Protestant's Attorney

December 197 80 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Sounts on the 24th day of February 19781 at 9:30 o'clock

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS DEPARTMENT OF PUBLIC WOR TOWSON, MARYLAND 21204

January 29, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #118 (1980-1981) Property Owner: Irvin Kovens W/S Greenspring Dr. 2600' S. of Timorium Rd. Acres: 1.476 Acres District: 8th

Dear Mr. Hammond:

HARRY J. PISTEL, P. E.

DIRECTOR

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 118 (1980-1981).

> Very truly yours, Probert a Montan for men

RAM: EAM: FWR: ss S-SE Key Sheet 49 & 50 NW 3 Pos. Sheets NW 13 A Topo

RE: PETITION FOR VARIANCES W/S of Greenspring Dr., 2600' S of Timonium Rd., 8th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

IRVIN KOVENS, et ux, Petitioners : Case No. 81-156-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, a hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 30th day of January, 1981, a copy of the foregoing Order was mailed to Lawrence K. Ginsberg, Esquire, Cardin & Weinstein, P. A., 6615 Reisterstown Road, Suite 301, Baltimore, Maryland 21215, Attorney for Petitioners.

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1981

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave.

Nicholas B. Commodari

Chairman

Bureau of

Department of

Board of Education

Industrial

Zoning Administration

Lawrence K. Ginsberg, Esquire 6615 Reisterstown Road, Suite 301 Baltimore, Maryland 21215

RE: Item No. 118 Petitioner - Irvin Kovens, et ux Variance Petition

Dear Mr. Ginsberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with Health Department the Zoning Commissioner with recommendations as to the suitability of Project Planning the requested zoning. Building Department

Because of your clients' proposal to construct an addition to the rear of one of the existing buildings on this property, this Variance to reduce the required setbacks is required.

For information on the comments from the Department of Permits and Licenses, you may contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

the control of the

NBC:bsc Enclosures

cc: E. F. Raphel & Assoc. 201 Courtland Avenue Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERBER

February 2, 1781

Mr. William Hammond, Zoning Commissioner Zoning Advisory Co. mittee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #118, Zoning Advisory Committee Meeting, December 23, 1980, are as follows:

Property Owner: Irvin Kovens Location: W/S Greenspring Drive 2600' S. of Timonium Road Acres: 1.476 acres District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

and the second of the second o

John L. Wimbley Rx John L. Wimbley

Current Planning and Development

IJF/mw

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROCP. M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 21, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #118, Zoning Advisory Committee Meeting of December 23, 1980, are se follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres:

District:

Irvin Kovens W/S Greenspring Drive 2600' S. of Timonium Rd. Variance to permit a 0' rear setback in lieu of the required 30', a 20' side setback in

lieu of the required 30' and for a distance between buildings of 25' in lieu of the required 60'.

1.476 Acres

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 454-3775, to obtain requirements for such installation/s before work begins.

and the second state of th

Very/truly yours,

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE

Mr. William Hammond **Toning Commissioner** Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RB: Property Owner: Etbin Hovons

Location: W/S Greensyming Drive 2300' J. of Timenium No. 3

Gentlemen:

Zoning Agenda: Loobing 05: 4900

Pursuant .o your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

AND EDS the maximum allowed by the Pire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(-) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at/this time.

Special Inspection Division

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of ti. Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2746 day of ___February__, 19_81, that the herein Petition for Variance(s) to permit a rear yard setback of zero feet in lieu of the required thirty feet, a side yard setback of twenty feet in lieu of the required thirty feet, and a distance between buildings of twenty-five feet in lieu of the required sixty feet, for the expressed purpose of constructing an addition to the existing building for a warthouse, all in accordance with the site plan prepared by E. F. Raphel & Associates, dated September 23, 1980, and marked Petitioners' Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planing and Zoning.

> Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning

Pate February 3, 1981

Petition No. 81-156-A Item 113

Petition for Variances West side of Greenspring Drive, 2600 feet South of Timonium Road Petitioner- Irvin Kovens

Eighth District

FOR FILING

HEARING: Tuesday, February 24, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zöning

NEG:JGH:ab

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.

January 22, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning

County Office Building Towson, Maryland 21204

Dear Mr. Hammond: Corments on Item #118 Zoning Advisory Committee Meeting, December 23, 1981

Property Owner: Irvin Kovens
Location: W/S Greenspring Drive 2600' S of Timonium Road Existing Zoni " ML IM

Proposed Zoning: Variance to permit a 0' rear setback in lieu of the required 30', a 20' side setback in lieu of the required 30' and for a distance between buildings of 25' in lieu of the required 60'. District:

All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

permit shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an a teration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can couply with the height/area requirements of Table 305 and the required construction

X I. Comments The need of fire walls and for sprinklers shall be investigated by the owners architect. A fire wall will be required on the property line on the west side. Provide compliance to the Handicap Code on the site plan, parking, signs, curb cuts, building access, etc.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning

Date February 3, 1981

Petition No. 81-156-A Item 118

West side of Greenspring Drive, 2600 feet South of Timonium Road Petitioner- Irvin Kovens

Eighth District

HEARING: Tuesday, February 24, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. 'Jmmodari To Zoning Advisory Committee
Sharon M. Caplan

Date December 29, 1980

FROM Economic Development Commission

SUBJECT Item # 118-- Property Owner: Irvin Kovens
Location: W/S Greenspring Drive 2600' S. of Timonium Road Existing Zoning: ML-IM

Proposed Zoning: Variance to permit a O' rear setback in lieu of the required 30'. a 20' side setback in lieu of the required 30' and for a distance between buildings of 25' in lieu of the required 60'.

In recognition of Baltimore County's desire to foster a healthy economic growth we request the zoning officer to evaluate the above request in the best interest of industrial

RE: Case No. 81-156A

8# Election District

We, the undersigned, being the owner of the above mentioned property

We hereby relieve our builder, Baltimore County Maryland and you

Very truly yours,

and the applicant for the above referenced building permit, do hereby acknowl-

edge that we are fully aware of your Order being subject to a thirty (30) day

from any liability or responsibility in this matter and agree to assume any

the appeal period if an appeal is filed after construction has begun.

and all financial responsibility for any consequences which might arise during

the property prior to the expiration of said appeal period.

appeal period, but wish to go ahead with the construction of improvements on

Building Permit Application

SMC:alc

Mr. William E. Hammond

Towson, Maryland 21204

Room 109, County Office Building

Zoning Commissioner

Dear Mr. Hammond:

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 5, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: December 23, 1980

RE: Item No: 116, 117, 118, 119, 120, 121 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wire lichtehousel Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

Registered Professional Land Surveyors 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

OFFICE: 825-3908

September 25, 1980

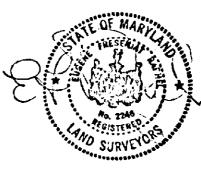
RESIDENCE: 771-4592

Description to Accompany Variance For NO 1930 Green Spring Drive

Beginning the same at a point on the west

side of Greenspring Drive at a distance of 2600ft., more or less, southerly from the intersection formed by the south side of Timonium Road and the west side of Greenspring Drive, said point being the beginning of the land of Irvin Kovens and wife, running thence on the west side of Greenspring Drive by a curve to the right for a distance of 140.51', thence S 6*12'40" W 69.87', thence by a curve to the right for a distance of 111.80*, thence leaving Greenspring Drive and running on the outline of Irvin Kovens and wife the three following courses and distance: (1) 580° 31' 48" W 198.10'; (2) N 9° 32' 42" W 311.72' and (3) N 80° 31' 48" E 276.15' to the place of beginning.

> Containing 1.476 Acres of Land more or less. Being known as MO 1930 Greenspring Drive.



Eugene F. Raphel' Reg. Pro. Land Surveyor

E. F. RAPHEL & ASSOCIATES Registered Professional Land Surveyors 201 COURTLAND AVENUE TOWSON, MARYLAND 21204

OFFICE: 825-3908

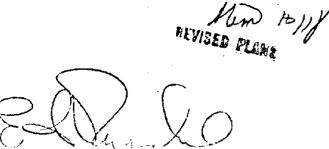
RESIDENCE: 771.4592

September 25, 1980

Description to Accompany Variance For NO 1930 Green Spring Drive

Beginning the same at a point on the west side of Greenspring Drive at a distance of 2360 ft. more or less, southerly from the intersection formed by the south side of Timonium Road and the west side of Greenspring Drive, said point being the beginning of the land of Irvin Kovens and wife, running thence on the west side of Greenspring Drive by a curve to the right for a distance of 140.51', thence S 6°12'40" W 69.87', thence by a curve to the right for a distance of 111.80', thence leaving Greenspring Drive and running on the outline of Irvin Kovens and wife the three following courses and distance: (1) S80° 31' 48" W 198.10'; (2) N 9° 32' 42" W 311.72' and (3) N 80° 31' 48" E 276.15' to the place of beginning. Containing 1.476 Acres of Land more or less. Being known as NO 1930 Greenspring Drive.





Eugene F. Raphel Reg. Pro. Land Surveyor PETITION FOR VARIANCES

8th District

ZONING:

Petition for Variances LOCATION: West side of Greenspring Drive, 2600 feet South of

DATE & TIME: Tuesday, February 24, 1981 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office building, 111 W. Chesapeake Avenue, Towson, Maryland

Timonium Road

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a rear yard setback of 0 feet in lieu of the required 30 feet and a side yard setback of 20 feet in lieu of the required 30 feet and for a distance between buildings of 25 feet in lieu of the required 60 feet

The Zoning Regulations to be excepted as follows:

Section 255.1 (238.2) - Area Regulations Section 102.2 - General Requirements

All that parcel of land in the Eighth District of Baltimore County

Being the property of Irvin Kovens, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 24, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

February 9, 1981

Lawrence K. Ginsberg, Esquire Cardin & Weinstein, P.A. 6615 Reisterstown Road - Suite 301 Baltimore, Maryland 21215

> RE: Petition for Variance W/S Greenspring Dr., 2600' S of Timonium Road Irvin Kovens, et ux

Case No. 81-156-A

Dear Mr. Ginsberg:

This is to advise you that \$70.70 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

> WILLIAM E. HAMMOND Zoning Commissioner

WEH:sj

	January 27, 1981
awrence K. Gimsber Cardin & Weinstein, 6615 Reisterstown R Baltimore, Maryland	P.A. oad - Suite 301
	NOTICE OF HEARING
RE:	Petition for Variance - W/S of Greenspring Dris S of Timonium Road - Irvin Kovens - Case No.
RE:	Petition for Variance - W/S of Greenspring Dris S of Timonium Road - Irvin Kovens - Case No.
	S of Ilmonium Road - Irvin Kovens - Case No.
TIME:	S of limonium Road - Irvin Kovens - Case No.

,	(
1/2 C		
ZONING COMMI	SSIONER OF	<u></u>

	RE;	W/S of Greenspring of Timonium Road - District Irvin Kovens, et ux - NO. 81-156-A (Item)	Drive, 2600'S 8th Election
Dear Mr. Ginsberg:			
I have this date passed my ance with the attached.	Order in the a	bove referenced matte	er in accord-
	S) WILL	truly yours, Clean E MAMMOND g Commissioner	2
WEH/srl			
Attachments			
cc: John W. Hessian, III, Esquire People's Counsel			
	•	:	•
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		•	
			interpretation of a second

February 27, 1981

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING

OFFICE OF PLANNING U ZO TOWSON, MARYLAND 21204 494-3353

Lawrence K. Ginsberg, Esquire

Baltimore, Maryland 21215

6615 Reisterstown Road, Suite 301

WILLIAM E HAMMOND ZONING COMMISSIONLY

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION			Orio	iginal Dupli		icate	e Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:					d Plan		or desc	riptio	n	7es
Previous case: 4565(c	Mars	Ł,		fap#	·	 .				No

lest this L. Ginsburg, Enquire 6615 Receivement Road, Paite 301 Baltimore, heryland 21215

December

M. F. Paghel & Asses 201 Courilandiavense

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204 Your Petition has been received and accepted for filing this

	66.
	Skillian & Il
	WILLIAM F. HAMMOND
	Zoning Commissioner
Petitioner_ Irvin Kovens, et un	그 동안됐다면 살길 이 없다니다

Petitioner's Attorney Learnes K. Gingberg

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

Your Petition has been received this _	day of _	Decale	ر 1950.
Filing Fee \$ 25.20	•	Check	
		Cash	
	1	Other	

	Stillian E The
Ben 118	William E. Hammond, Zoning Commissioner
oner to the transport	Submitted by
oner's Attorney	Reviewed by

Cost of Advertisement, \$_____

*This is not to be interpreted as acceptance of the Petition for assignment of a nearing date.

PETITION FOR YERIANCES

4th District

LOCATION: West side of Greenspring Driv 2600 feet South of Trinomium Road

DATE & TIME Tuescay, February 24, 1981 at 9:30 A.M.

The Zoning Contraisaloner of Battimore County, by authority of the Zoning Act and Regulations of Battimore County, will hold a public hearing:

Petition for Variances to permit a rear yard setback of 6 feet in Heu of the required 30 feet and a side yard setback of 20 feet in Heu of the required 30 feet and for a distance between buildings of 25 feet in Heu of the required 80 feet.

The Zoning Regulations to be excepted as

Section 255.1 (238.2) - Area Regulations Section 102.2 - General Requirements

All that percel of lend in the Eighth District of Bartimore County beginning the same at a point on the west side of Greenspring Drive at a distance of 2300 ft. more or less, southerly from the intersection formed by the south side of Timonium Road and the west side of Greenspring Drive, seid point being the beginning of the land of Irvin Kovens and wite, running thence on the west side of Greenspring Drive by a curve to the right for a distance of 140.51°, thence 5 812°40° W 80.87°, thence by a curve to the right for a distance of 111.80°, thence leaving Greenspring Drive and running on the outline of Irvin Kovens and wife the three following courses and distance: (1) 360° 31° 48° W :98.10°, (2) N 9° 32° 42° W 311.72° and (3) N 80° 31° 48° E 278.15° to the place of beginning. Containing 1.478 Acres of Land

beginning Containing 1.478 Acres of Land more or less. Being known as NO 1930 Greenspring Drivs.

Being the property of Irvin Kovens, as shown on plat plan filled with the Zoning Department.

Hearing Date: Tuesday, February 24, 1981 at 9:30 A.M.

PETITION POR VARIANCES
Stb DISTRICT

ZONING Petition for Variances
LOCATION: West side of Greenspring Drive, 2600 feet South of
Timonium Road
DATE & TIME: Tuesday, February
24, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesspeake Avenue, Towson
Maryland

The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public hearing: Petition for Variances to permit a

Petition for Variances to permit a rear yard setback of 0 feet in lieu of the required 30 feet and a side yard setback of 20 feet in hieu of the required 30 feet and for a distance between buildings of 25 feet in lieu of the required 60 feet.

The Zoning Regulations to be excepted as follows:

Section 256.1 (238.2)—Area Regulations

Section 192.2—General Requirements All that parcel of land in the Bighth District of Baltimore Country Beginning the same at a point on the west side of Greenspring Drive! at a distance of 2360 ft. more or less, so therly from the intersection formed by the south side of Timonium Road and the west side of Greenspring Drive, said point being the beginning of the land of Irvin Kovens and wife, running thence on

WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

ZONING: Petitios for Variations

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisment

was published in the NOATHWEST STAR, a weekly

newspaper published in Pikesville, Baltimore

the first publication appearing on the

the secend publication appearing on the

___day of____

the third publication appearing on the

4th day of Teb.

County, Maryland before the 24th day of

Cost of Advertisement_ 41.20

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., seasoinceach

of one tire _____ market concerts before the ___2_th_____

day of ______, 19.81 ., the first publication

appearing on the 5th day of February

TOWSON, MD., February 5 19-81

THE JEFFERSONIAN,

A 2529 Req #21245

Pikesville, Md., Feb. 4, 1981

THE NORTHWEST STAR

creenspring Drive, said point being the beginning of the land of Irvin Kovens and wife, running thence on the west side of Greenspring Drive by a curve to the right for a distance of 140.51°, thence B S 12° 30° W 69.87°, thence by a curve to the right for a distance of 111.80°, thence leaving Greenspring Drive and running on the outline of Irvin Kovens and wife the three following courses and distance: (1) 8 80° 31′ 48° W 311.73′ and (3) N 80° 31′ 48° E 276.15 to the place of beginning.

Containing 1.476 Acres of Land, more or less.

Being known as No. 1930 Greenspring Drive.

Being the pre, rty of Irvin Kovens, as shows on pl.t plan filed with the Zoning Departmen'

Hearing Date: Tuesday, February 34, 1981 at \$:30 k.M4.

Public Hearing: Room 106, County Office Building, 11° W. Chesspeaks Avenue, Towson, Maryland.

By Order of:

WILLIA' F HAMMOND.

Zoning Commissioner Has the state of t BATTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland 81-156 A

	0,75671
District & Posted for: Variances	Date of Posting FUL6, 1981
Petitioner: LRVIN KOVENS, C	Ct ux
Location of property: W/S GREENS	PRING DR. 2600' SOF Timerium Rd.
Location of Signs: WEST SIDE OF 6	REENSPRING DR. IN FRONT OF 1936
GREEKSPAING DR. APPROX.	25 SEFRING OF 1930
Kemarks:	
Posted by the Stature Qual	Date of return 716-20, 1951
Number of Signs:	

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb, 20, 1981 ACCOUNT 01-662

AMOUNT \$70.70

RECEIVED FROM:
FOR: Adv. & Posting for Case No. 81-156-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVEN DIVISION
MISCELLANEOUS CASH RECEIPT

DATEJENUARY 27, 1981 ACCOUNT 01-662

AMOUNT \$25.00

SCELLANEOUS CASH RECEIPT

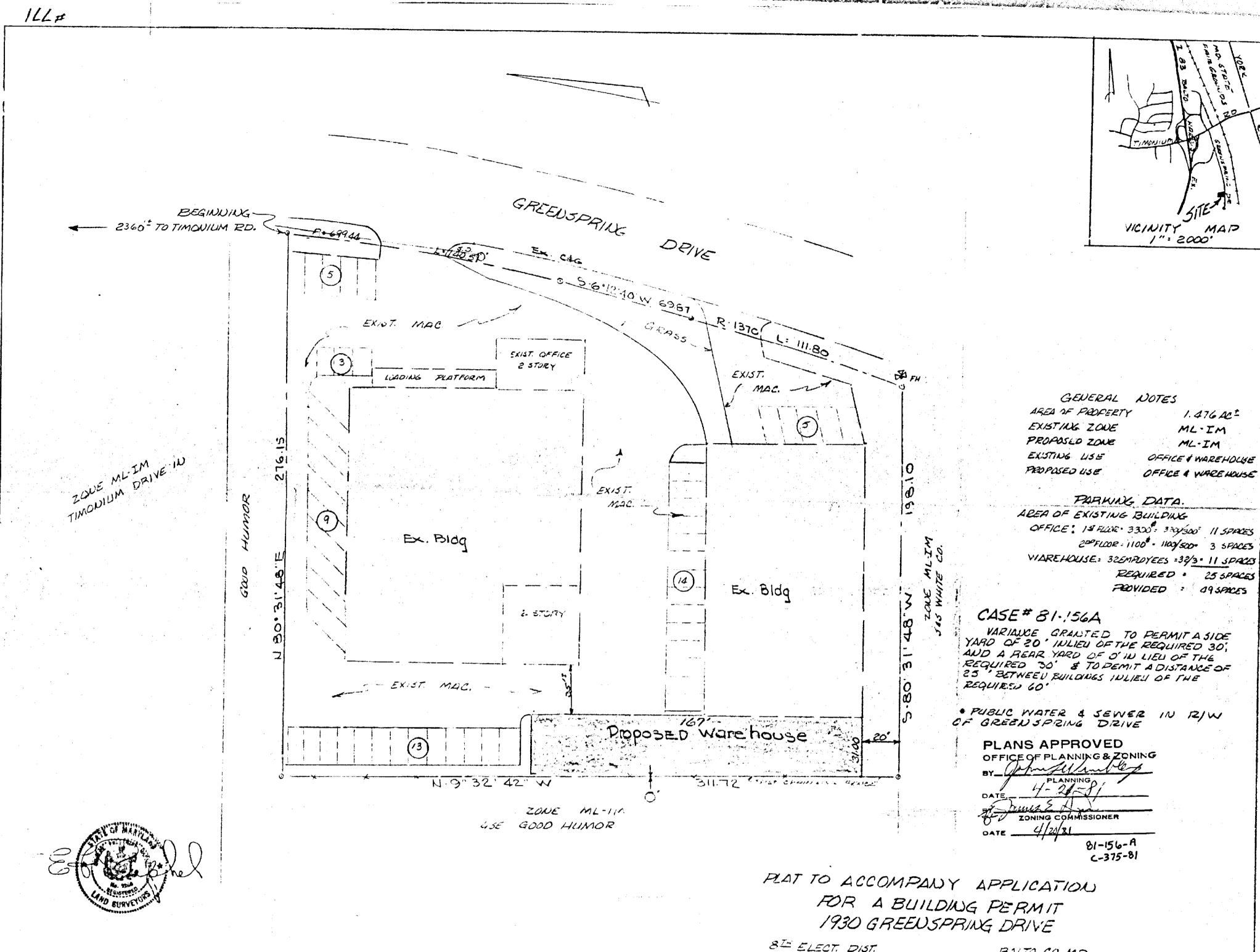
AMOUNT \$25.00

FROM: Cardin & Weinstein
FOR: Filing Fee for Case No. 81-156-A

VALIDATION OR SIGNATURE OF CASHIER







8TH ELECT. DIST. SCALE 1"-30"

BALTO. CO. MD. MARCH 17,:981

E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

NOTE OUTLINE SHOWN LEREDN, WAS PLOTTED FROM DEEDS, PIATS, I OTHER SOURCES, A IS NOT A SURVEY

#77

Marie Control Control

TOWSON, MARYLAND 21204

#771

BEGINNING-

- 2360° TO TIMONIUM RD.

ZONE ML DAINE IN

VICINITY MAD

1": 2000.

GREEUSPAINS DRIVE EXIST MAC EXIST. OFFICE 2 STURY LOADING FLATFORM MAC. EX13 -MAG Ex. Bldg (d) Ex. Blda 21 570/77 EXIST MAC. -167 Proposed Ware house N-9°32'42" ZONE ML-1.1.

GENERAL NOTES

AREA OF PROPERTY EXISTING ZOVE 1.476AC* ML-IM

PROPOSED ZONE

ML-IM

EXISTING USE PEOPOSES USE

OFFICE & WAREHOUSE
OFFICE & WAREHOUSE

PARKING DATA.

AREA OF EXISTING BUILDING

OFFICE: 14 FLOR: 3300 3 SPACES

200 FLOOR: 1100 - 1100/500 3 SPACES

WAREINOUSE : 32EMPLOYEES :32/3. 11 SPACES

PEQUIRED : 25 SPACES
POOVIDED : 49 SPACES

CASE # 81-156A

VARIANCE GRANTED TO PERMIT A SIDE YARD OF 20' INLIEU DE THE REQUIRED 30', AND A REAR YARD OF O' IN LIEU OF THE REQUIRED 30' & TO PEMIT A DISTANCE OF 25' BETWEEN BUILDINGS INLIEU OF THE REQUIRED 60'

* PUBLIC WATER & SEWER IN RIW OF GREENSPRING DRIVE

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY

PLANNING

PLANNING

PLANNING

PLANNING

PLANNING

ZONING COMMISSIONER

81-156-A C-375-81

PLAT TO ACCOMPANY APPLICATION
FOR A BUILDING PERMIT
1930 GREENSPRING DRIVE

STE ELECT. DIST. SCALE 1"-30"

BALTO, CO. MD. MARCH 19, 1981

E. F. RAPHEL & ASCOC.

REGISTERED PROFESSIONAL LAND SURVEYORS

201 COURTLAND AVENUE

TOWSON, MARYLAND 21204

NOTE OUTLINE SHOWN HEREDN, NOS FLOTTED FROM DEEDS, PIRTS, & OTHER SOURCES, & IS NOT A SURVEY

GOOD HUMOR

771